DEAL MAY MEAN BIG FLAT OFF FIFTH AVE.

Negotiations Under Way Said to Concern Four Dwellings Near Harriman Home.

Four dwellings adjoining Fifth avenue on Sixty-ninth and Seventieth streets valued at close to $1,000,000 have been sold, according to rumors in the uptown realty circles yesterday. The identity of the new owner or owners was veiled in mystery, as was also the plans which have been promulgated as to the disposition of the properties. It is believed, however, that the dwellings will either be converted into small apartment suites or they will be demolished and a modern apartment house erected on the site.

The Sixty-ninth street properties involved are Nos. 3 and 5, five and four story and basement dwellings, respectively owned by Stephen C. Pell and by the estate of Kallman Haas. The houses occupy a combined plot of 60x100. The westerly house adjoins the Harriman residence at the northeast corner of Fifth avenue, and is diagonally opposite the residence of Ogden Mills, at the southeast corner. At the offices of William B. May & Co. it was admitted that a deal for the purchase of the houses was on.

The Seventieth street houses include Nos. 4 and 6, owned by Joseph and Timothy Eastman respectively. They are five and four story structures with basements respectively and are across the street from the Frick mansion. They occupy a plot 52x100.

Hope Baptist Church Sold.

The old Hope Baptist Church property at the northeast corner of Broadway and 104th street, valued at about $250,000, has been sold by the Wadsworth Avenue Church to the Metropolitan Tabernacle, which has been worshipping there. It is a church landmark of the upper west side and was used for many years by the Hope Baptist Church up to its recent consolidation with the Wadsworth Avenue Baptist Church, the Rev. E. S. Holloway pastor. The property fronts 74.5 feet on Broadway, 91.5 feet on 104th street, and has easterly and northerly lines of 70.11 and 110.3 feet respectively.

Dwelling Market Voluminous.

Edward R. Stettinius of J. P. Morgan & Co. has bought from the Ferris Land Company the three story dwelling at 107 East Eighty-fifth street, 25.8x102.2. Mr. Stettinius's home is at the northeast corner of Park avenue and Eighty-fifth street, and two years ago he bought 105 East Eighty-fifth street, adjoining, to protect his home. Last June he sold off the rear of that lot.

U. O. Mitchell sold to James Garrett 273 West 132d street, a three story dwelling, 15x100.

Esther Solwan sold to Edward F. Barrett 244 East Fifty-third street, a three story dwelling, 18.10x100.

Hamilton Holding Company sold to Felix Bellando 48 West 128th street, a three story dwelling, 18x99.11.

Jane I. Ordway sold to Nathan B. Stang 120 West 171st street, a four story dwelling, 20x100.

Schutter Homes, Inc., sold to Patrick X. McMahon 318 West 115th street, a three story dwelling, 16.8x100.

Geneva M. Morgan sold to George W. Carrington 222 West 131st street, a three story dwelling, 15x100.

Catholic Club Buys Dwelling.

William I. Walter, executor, sold for $17,000 to the Catholic Club of West Harlem the four story dwelling at 710 St. Nicholas avenue, 21x100, near 145th street.

N. Y. Title & Mtge. Co. Makes Loan

The New York Title and Mortgage Company of 135 Broadway made a loan of $550,000 to the Fortway Construction Company. This is in the form of a first mortgage on the block front on Fort Washington avenue between 170th and 171st streets, where two six story apartments are to be built. The buildings are expected to be ready for occupancy in the early fall.

Another Apartment for Heights.

Plans were filed for a five story tenement at 557 West 163d street, 125x114.6. The East 163d Street Corporation is the owner, and G. F. Pelham is the architect. The cost is estimated at $325,000.

Deals Revealed in Transfers.

The three story theatre at 39 Rutgers street, 24.10x104.6, has been transferred by Rose A. Block as executrix to Nathan Starr.

Laura Muldoon sold to Joseph J. Maloof 286 Wadsworth avenue a three story dwelling, 23.8x95.

Alcalde Realty Corporation resold to Frida E. Carlson 333 East Forty-second street a three story dwelling, 16.8x100.5.

RECENT BUYERS IDENTIFIED.

Patrick J. Lenahan is the buyer of 123 and 125 East Ninety-seventh street; Samuel Calman of 1619 Madison avenue and Ella M. Mott of 221 East Eighty-ninth street sold recently.

William E. Porter is the buyer of 41 West Seventy-third street, Elwood Banfield of 253 West Ninety-ninth street, F. D'Onofrio of 2169 Eighth avenue and Samuel Guttenberg of 34 Eighth avenue, all sold recently.

Henry C. Trumbower of Philadelphia is the buyer of the block of fifty lots bounded by the Concourse, Sheridan avenue, McClellan and 167th streets, sold recently by Richard H. Scobie and A. J. Robertson for Joseph Nassolt and associates.

DEALS IN OTHER BOROUGHS.

Shampan & Shampan, architects, are preparing plans for a two story sales and automobile show room, 50x100, for part of the plot of 192x200 on the west side of Bedford avenue, Brooklyn, including the corners of Lincoln place and Eastern Parkway, for the Eastern Parkway Bedford Avenue Corporation as owners. The building will be occupied by the Reo Motor Car Company, who are the lessees. The site was recently occupied by "Bedford Rest," a restaurant well known to old Brooklynites.

Rickert-Brown Realty Company sold to Paul Porter a two story dwelling on Ditmars avenue between Merchant and Crescent streets, Ardleigh, Queens.

William D. Jones and F. A. Young have sold for Joseph R. Kinzer to Morris Russell two lots, each 25x125, on the west side of Maue avenue, 100 feet south of Beaufort avenue, Jamaica, Queens.

SUBURBAN TRANSACTIONS.

Baker Crowell, Inc., sold the Paul Baumgarten estate, of two acres with Colonial residence and outbuildings, at Kings Point road, overlooking the sound at Great Neck, L. I., to Thomas H. Hall.

Frank Ricart and Husted Farm Agency sold for the estate of John Simpson, Blanche Griffin and Florence Morrison, the Hotel Simpson Terrace in Stamford, N. Y., with furniture, to Antonio Sanchez of this city.

Oswald G. Villard rented, through Kenneth Ives & Co., his Dobbs Ferry home to J. H. Purdy of Pittsburgh.

IN THE AUCTION ROOM.

[Bronx Exchange.]

By James J. Donovan.

BARTHOLDI ST, s w cor Pine av, 50x100 Sheriff's sale of all right, title, &c., which Gennaro Milanese had on Feb 2, 1921, or since; to Wm Milanese for $250.

LARGE GARMENT CENTRE PLOT SOLD

Purchaser Now Planning Resale of Realty on West 37th Street to Syndicate.

David Zipkin, the operator, has purchased the plot, 150x100, at 247 and 263 West Thirty-seventh street, covered by old three and four story buildings west of the new Garment Centre Buildings. Negotiations, it is said, are under way for a resale to a syndicate of garment manufacturers, who will erect a sixteen story factory building on the site. The Baltic Holding Company was the seller and Frederick Fox & Co. were the brokers. Stoddard & Mark, attorneys, represented the buyer.

The five story building at 1 East Fifty-third street, 25x100, has been sold by Carleton Curtis and others as executors to the 135 West Seventy-second Street Corporation, representing Nathan C. House, for $152,500. The parcel adjoins the northeast corner of Fifth avenue.

George M. Cohan bought from Ernest M. Gross the scenic studio building at 241 and 243 West Sixty-second street, 50x100. It is 175 feet east of Eleventh avenue.

Rosenzweig & Elson, lumber dealers, represented by Samuel Welsh, Jr., attorney, have bought the three story building, 27x100, they have been occupying at 45 Great Jones street, between Bowery and Lafayette street.

The estate of Otto Huber sold 529 and 531 West Broadway, northeast corner of Bleecker street, a four and a six story building, 25x100. The property was to have been offered at auction on Thursday next at the stand of Samuel Marx.

A. Park Avenue Corporation (Samuel Augenblick) sold to Nathan Waxberg 44 and 46 Ludlow street, a two story stable, 25x87.6.

GRAND VIEW FIGURES IN SALE TO INVESTOR

Other Multifamily Houses Change Ownership.

Isaac Portman and Edward S. Schwartz have resold to a Mr. Enright for investment the Grand View, a six story elevator apartment house at 809 St. Nicholas avenue, southwest corner of 155th street, on a plot fronting 102.2 feet on the avenue and 59.3 feet on the street. It was held at $165,000 and rents for about $26,000. I. Henry was the broker. The sellers acquired the property last week.

Portman & Schwartz also resold to Robin and Samuel Osterwell the three story building at 90-92 University place, 38.3x59.6x irregular, near Twelfth street.

George S. Runk sold for Lillian M. Donald and Ernest S. Friez 1647 First avenue, a four story tenement, 25x85, between Eighty-fifth and Eighty-sixth streets.

The Butchers and Drovers Bank sold to Alma Gewiner 513 East Eighty-second street, a five story tenement, 20.8x102.2.

Carl Eichhorst sold to Herman Schwartz and Julius Faecher 2267 Seventh avenue, a five story flat, 25x75.

The Hamilton Holding Company sold to Philip Fleschler 264 Monroe street, a three story tenement, 25x87.6.

Joseph Sacatokas sold to Giovanni Ferruzzi 469 East 115th street, a five story tenement, 20x100.11.

G. C. Koelle sold to Rudolph Schneiberg 1569 Second avenue, a four story tenement, 20x80.

Matilda Krekeler sold to Adolph Greenfield 203 Avenue A, a five story tenement, 25.9x100.

Lena Graessle sold to Walter G. Lahm 350 East Eighty-seventh street, a five story tenement, 25x100.

Daniel B. Butler sold to Alice P. Goodrich 165 East 114th street, a four story tenement, 26.4x100.11.

Daisy M. Sampson sold to Charles H. Coates 273 West 140th street, a five story flat, 25x100.

152 LOTS IN ASTORIA GO UNDER HAMMER TO-DAY

Comprising the only remaining vacant lot area in Astoria, south of Astoria avenue, 152 lots, purchased by the late John D. Crimmins in the cradle days of Long Island City, long before the existing two subways were in operation, are to be sold at absolute auction by Joseph P. Day, to-day at noon, in 14 Vesey street. The lots are to be sold separately, to the highest bidders, without reserve.

The Crimmins property is almost directly opposite the Yorkville section of Manhattan, about fifteen minutes' ride from Forty-second street, by subway, and adjacent to the Hoyt avenue subway station on the Astoria subway division. The Astoria avenue trolley line, from the Astoria ferry, to Flushing Bay, runs past the property to be sold, and connects with the Hoyt avenue subway station. The Steinway avenue surface cars, from the Queensboro Bridge to the Astoria Ferry, run one block west of the property through the business and shopping district of Astoria.

The lots have frontages on Astoria, Wilson, Eleventh and Twelfth avenues, and are practically surrounded with modern apartment houses, business buildings, stores and one and two family houses.

450 L. I. CITY LOTS SELL FOR TOTAL OF $390,072

All of the 450 lots which were offered at auction on Saturday in the Thomson Hill section of Long Island City by Joseph P. Day for the Kennedy and Collins estates were sold when the sale ended late last Saturday night. They brought a total of $390,072 or about $860 a lot. A large crowd of bidders and spectators attended and overflowed the big tent at Queens Boulevard and Bliss street near the subway station on the Corona division. The property sold fronts on Queens Boulevard, Rawson, Lowery, Bliss streets and adjacent thoroughfares. At the close of the sale Mr. Day said:

"There is no question now that Long Island City property is in great demand and all signs point to a remarkable building activity there soon. Builders, speculators and investors are beginning to learn the tremendous advantages of this section which is served by two subways and one elevated line in the five cent fare zone."

LONG BEACH LOTS SOLD.

All of the lots and bungalow holdings of Irving T. Bush, in the developed Westholme section of Long Beach, were sold last Saturday afternoon by the Jere Johnson, Jr., Co., auctioneers, for a total of $187,875, in a little less than four hours to seventy-six purchasers. The 143 lots sold brought $117,900. Prices ranged from $650 to $1,325, the average price being $825. The seventeen bungalows were in strong demand and brought $69,975. The successful bidders paid $3,750 to $4,550 each, the average price being $4,125. Charles Bossert, head of the Bossert Bungalow Building Company, was one of the heaviest purchasers of lots. Other buyers of lots included Cora H. Webb, W. S. Moore and A. J. Wenner.

ESTATES APPRAISED.

EMMA T. SPRINGER, (June 2, 1920)—Leaving an estate of $87,818. Brothers and sister, Charles M., 305 Amsterdam avenue; Frederick E., 147 West Fifty-fifth street; Henry E., same address; Linda Springer, 202 West 108th street, receive $21,702 and one-fourth the residue each.

JULIA L. GALBRAITH, Joliet, Ill. Leaving an estate of $51,767, with $1,743 taxable in New York. Niece, Louise Davis Thurston, Transfort, N. Y., is principal beneficiary and residuary legatee.

AUGUSTUS JAY, Newport, R. I. Leaving a personal estate of $1,027,829, with $343,114 taxable in New York. Grandson, Peter Jay, receives $10,000; wife, Emily Astor Jay, Newport, receives one-half the residue; sons, Delancey Kane Jay of Westbury, L. I., and Peter Jay, Newport, each receive one-fourth the residue.

ELMER E. DICK, Chicago (March 5, 1920). Leaving an estate of $305,366, with $29,355 taxable in New York. Wife, Maud J. Dick, Chicago, receives one-third; son, Elmer Jewell Dick, same address, receives the remainder.

ELIZA A. BLAUVELT, Cranford, N. J. (November 18, 1920). Leaving an estate of $50,000, with $8,000 taxable in New York. Sister, Rachel Durie, Hackensack, N. J., receives $5,025; two nieces and two grandchildren and the Reformed Church of Cranford receive $1,000 each; son, Elmer B. Blauvelt, receives the residue.

JAMES F. THOMAS, O'Fallon, Ill. (November 3, 1920). Leaving a personal estate of $244,024, with $19,708 taxable in New York. Friends and relatives receive bequests totalling $1,200, the remainder being divided equally among fifteen nieces and nephews.

MATTIE L. TACHAU, Louisville, Ky. (March 28, 1920). Leaving a personal estate of $211,917, with $1,930 taxable in New York. Sister, Flora Ochs, has an annuity of $1,200; another sister and a brother, Nannie Burger and Louis Ochs of Louisville, receive half the remainder each.

CHARLES WARREN, Stafford Springs, Conn. (October 31, 1920). Leaving a personal estate of $813,875, with $111,386 taxable in New York. The town of Stafford Springs receives $100,000; library, same place, $10,000; soldiers' monument, $25,000. Seven nieces and nephews receive $4,000 each; sisters, Emily Bartlett, Grand Rapids, Mich., $6,000; Lottie Willis of Stafford Springs, $10,000, and is residuary legatee.

GEORGE E. CHICKERING, Dover, Mass. Leaving a personal estate of $68,492, with $1,689 taxable in New York. Dover Historical Society receives $10,000. $3,000 and a life interest in one-fourth of the residue go to each of the following: Antoinette Allan, friend, of Dover; George H. Tuck, Sterling, Mass., nephew; Lizzie A. Chickering of Dover, niece; cousins, James H. and George R. Chickering, receive $2,000 each and the other one-fourth residue.

MAY E. BROWN, Washington, D. C. (January 2, 1921). Leaving an estate of $50,000, with $11,340 taxable in New York. Daughter, Catherine E. Braumbergh of Washington, and grandsons, Charles A. and Elliot P. Braumbergh, receive the estate in equal shares.

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Absolute Auction Sale

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Estate of John D. Crimmins, Dec'd.

HON. MORGAN J. O'BRIEN, THOMAS CRIMMINS, CYRIL CRIMMINS, AMERICAN TRUST COMPANY and CYRIL H. BURDETT, Trustees

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70% @ 6%—60% @ 5½%—50% @ 5%

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Owner sacrifices beautiful house, brick veranda, steam heat, electricity, fine fixtures, parquetry, tiled bath, artistic decorations, garage space, near subway and elevated. Small deposit and $50 monthly. Tax exemption saves $2,000.

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JUST COMPLETED. IMMEDIATE POSSESSION. 2515-2525 Grand Concourse. NORTH OF FORDHAM ROAD. 4 Room Apartments. Every Conceivable Improvement. 3 blocks east of Jerome Ave. Subway. 6th and 9th Ave. "L" at Fordham Road. AGENT ON PREMISES. REASONABLE RENTALS

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CHAMBERS ST., 165—Four fine lofts, 25x78 each, electric hoist; lease together, separately; possession immediately; very moderate rental. Snowber & Co., 800 6th av.

GRISENWICH VILLAGE, vacant dwelling, suitable alterations; price $13,000. DUROSS, 155 W. 14th.

HOUSE, Van Nest place, 12 rooms, bath, $18,000. DUROSS, 155 W. 14th.

IMMEDIATE POSSESSION. West 10th st., near 5th av., 25 by half a block, residence, 4 story and basement, high stoop, interior modern, high class improvements; $55,000; terms easy. Apply A. M. CUDNER REAL ESTATE CO., 234 West 23d. Chelsea 1276.

MADISON ST.—6 story cold water flat; electric; 23x100; rents $4,400; price $29,000. L. 24 Herald, Herald square.

$33,000—5 story, 25x92, vacant, near Municipal Building; $3,000 cash. FLANNERY, 25 Duane st. Worth 1488.

Above 14th St. to 59th St. (Inclusive) East River to North River.

BARGAIN; price less than 4½ times the rents; 26% safe net income guaranteed; seven story loft building above 23d st. SHARUM, 170 Broadway.

46TH ST., 8th av. block. 21 year lease altered building; sell lease $10,000, October; possession; immediate decision imperative. Shopkeeper, J. D. 301 Herald, Herald square.

56 East 55th St.—Four story, with four story extension. JOSEPH ABRAMSON, 46 West 46th st. Bryant 4094.

Above 59th St.—5th Av. to East River.

27 East 104th St.—Five story apartment building, 25x100; rents $4,500; price $27,500. PEASE-ELLIMAN, 340 Madison av.

54 EAST 81ST ST.—Five story residence, large extension; immediate possession; attractive price to buyers; caretaker on premises. JOSEPH ABRAMSON, 46 West 46th st. Bryant 4094.

110 East 70th st.—Four story, large extension; immediate possession; attractive price to buyer; caretaker on premises. JOSEPH ABRAMSON, 46 W. 46th st. Bryant 4094.

632 Lexington av., adjoining 54th st.—3 story and basement; possession 60 days. PEASE-ELLIMAN, 340 Madison av.

$5,000 will buy 3 story and basement dwelling, 113th st., near 5th av.; balance mortgage; possession October 1. H. NELSON FLANAGAN, 23 Union square.

Above 59th St.—5th Av. to North River.

FOR Sale or Lease—Attractive American basement house, 9 rooms, 2 baths; newly renovated; electricity; dumbwaiter from cellar to roof. Owner on premises, 300 West 57th st. Telephone Riverside 3892.

WEST 72D ST.—Private dwelling, 23x102; suitable for altering into stores and apartments; owner will take back equity in mortgage on easy terms; cash required $2,000. COUGHLAN & CLISBY, 200 West 72d.

264 West 93d st.—Five story, large extension; immediate possession; attractive price to buyer; caretaker on premises. JOSEPH ABRAMSON, 46 West 46th st. Bryant 4094.

361 WEST 117TH ST.—3 story and basement, 16.8x100; possession arranged. JOSEPH ABRAMSON, 46 West 46th st. Bryant 4094.

Washington Heights, Above 125th St., West of 8th Av.

WE have several apartment buildings for sale at sacrifice prices, Washington Heights section. PEASE-ELLIMAN, 340 Madison av.

Borough of Manhattan—Miscellaneous.

HIGH class 10 story corner apartment house; rentals $95,000; price $625,000; most leases expire Oct. 1. MAXWELL MOSER, 198 Broadway.

SIX story, high class elevator apartment house, on avenue; now rented at $28,000; October $35,000, netting $18,000; cash required $30,000. COUGHLAN & CLISBY, 200 West 72d.

128TH ST., 106 W.—$10,500, $3,000 cash; 4 story dwelling; hardwood trim.

105th st., 111 E., $8,750; 3 story dwelling. SIMON MYERS, 58 Park Row. Phone Cort. 256.

Borough of Bronx—Sale or Rent.

WIDOW forced to sacrifice handsome two family house with garage in heart of Flatbush; upper part rented for $1,800 per year; possession first floor and garage; no brokers; buyers only. Apply WOLFE, on premises, 83 Clarkson av., Flatbush.

APARTMENTS — UNFURNISHED.

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Do not spend so much of your income for rent, Save a larger portion of it for the enjoyment of yourself and family, by owning a

New 4, 5 or 6 Room Garden Apartment at

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A few apartments are ready for occupancy. Others will be completed between now and October 1st. Secure your "GARDEN" Apartment at once.

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22 MINUTES FROM 42nd STREET

CITY REAL ESTATE.

Borough of Bronx—Sale or Rent.

WE have several apartment buildings for sale in the Bronx at sacrifice prices. PEASE-ELLIMAN, 340 Madison av.

Borough of Brooklyn—Sale or Rent.

DEAN ST., near Kingston av.—Private dwelling, 13 rooms, tiled bathroom, parquet floors, dumbwaiter, butler's pantry; everything modern; finest locality; immediate possession; for sale reasonable, or rent. Dr. KRAUSS, Chiropractor, 112 W. 44th st. Bryant 4187.

FOR Sale—Attractive home in Bay Ridge section, near the Crescent Club, with beautiful view of the bay; 5 bedrooms, 2 baths, sleeping porch, hardwood floors; thoroughly modern and in perfect condition; lot 62x100; garage; price $23,000; terms arranged; immediate possession. THYGESON, 99 Wall st., N. Y. C. Telephone Hanover 6400.

IRVING AV., bet. Jefferson and Hancock St.—Two family brick, electric, parquet floors; price $12,200. Tel. 6528 Evergreen.

THREE story and basement brown stone, 11 rooms, 2 baths; vacant; bargain to quick buyer. 393 3d st., Brooklyn.

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CHEAPEST large parcel of lots in Queens county; 390 lots, near L. I. R. R. station, surrounded by beautiful houses; great opportunity for speculator, builder or developer. E. M. HOLLISTER, 1380 Nostrand av., Brooklyn.

JAMAICA AND HOLLIS HOMES, $5,500 UP. B. H. SWEET, 365 FULTON st., Jamaica.

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Long Island—Sale or Rent.

AT LYNBROOK—New 8 room bungalow, new 7 room house; all improvements; steam heat; large plots; $8,500 each; terms to suit. ARTHUR McDERMOTT, Valley Stream, N. Y. Phone 578-J.

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